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Gorleston 01493 658854

£200,000



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1 Oriel Avenue Gorleston on Sea, NR31 7JH

- HUGE CORNER LOCATION
- REQUIRES SOME COSMETIC UPGRADING
- SOUGHT AFTER LOCATION
- DOUBLE GLAZED THROUGHOUT
- EPC C
- OPPORTUNITY TO EXTEND (STP)
- GARAGE & DRIVEWAY
- KITCHEN DINER WITH PATIO DOORS
- GAS CENTRAL HEATING
- CHAIN FREE & VACANT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern front door into the Hall of your new home. Doors lead off to your Lounge Kitchen and Cloakroom WC while the carpeted staircase leads up to all first floor rooms.

Cloakroom WC 5' 2" x 2' 9" (1.57m x .83m)

A handy Downstairs Loo featuring a low level WC and opaque uPVC sealed unit double glazed window.

Lounge 14' 8" x 10' 11" (4.48m x 3.34m)

A uPVC sealed unit double glazed window to front aspect attracts plenty of daylight, there's a radiator, fireplace with dual fuel burner.

Kitchen/Diner 17' 5" x 7' 11" (5.32m x 2.41m)

Running the whole width of the house, on the Kitchen side a range of base and wall units fitted to two walls complete with modern doors and drawers. Integrated appliances include a gas hob with oven below and contemporary extractor hood over and ample space has provided for your fridge freezer and automatic washing machine. Your stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window allowing excellent views over your rear Garden.

On the Dining Room side, there's plenty of space for your family dining table and a set of uPVC patio doors lead you out to your rear Garden. There's a radiator and laminate flooring also featured.

FIRST FLOOR

LANDING

At the top of the stairs your Landing features doors leading off to all Bedrooms, bathroom and as Airing Cupboard features a recently installed 'Combi' boiler. There is a fitted carpet and loft access where there is light and power.

Master Bedroom 13' 5" x 11' 4" (4.1m x 3.46m) narrowing to 3.00m

Entered from the Landing and located at the front of the property, this is a good size Master Bedroom, there's a fitted carpet a radiator, a uPVC sealed unit double glazed window.

Bedroom 2 11' 1" x 9' 6" (3.39m x 2.89m) narrowing to 2.31m

Located at the rear of the property, another good size double with a radiator and a uPVC sealed unit double glazed window.

Bedroom 3 9' 6" x 7' 5" (2.90m x 2.25m)

The smallest of the three features a fitted carpet, radiator and uPVC sealed unit double glazed window to front aspect.

Bathroom 6' 1" x 4' 8" (1.85m x 1.41m)

Your Bathroom features a suite comprising of a panel bath with a power shower over, a pedestal wash hand basin, wood effect floor and opaque uPVC sealed unit double glazed window.

OUTSIDE

Driveway & Garage

Ample parking is provided on the Driveway which leads up to your attached Garage. Your front Garden features a lawned area and tall hedge providing privacy. A double gate leads you into your ...

Side Garden

An abundance of extra Garden here with so much potential to create your dream Garden or even extend your living accommodation (subject to planning).

Rear Garden

Enclosed by fence and very private, your rear garden is mainly laid to lawn with a timber decked area adjacent to the rear of the house.

Council Tax

Great Yarmouth Band B

SUMMARY

This is a superb opportunity, so many options here to create your dream home. Located on a larger than average plot, there are countless options with some imagination. to view call me on the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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EXCELLENT OPPORTUNITY | HUGE PLOT WITH POTENTIAL TO EXTEND (STP) REQUIRES SOME COSMETIC TLC

A very rare opportunity to purchase this larger style 'end-of-terrace' which is located on a quiet road on the edge of this popular estate. Your accommodation comprises of a good size Lounge, Kitchen Diner and Cloakroom WC on the ground floor, while upstairs, three Bedrooms and family Bathroom. The usual creature comforts of uPVC sealed unit double glazing and gas central heating feature, so that you can simply move in and start to enjoy your new family home.

CHAIN FREE & VACANT POSSESSION

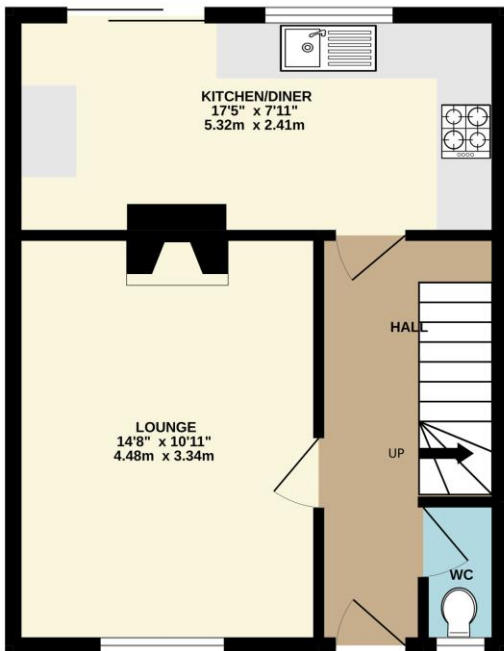
LOCATION AND AMENITIES

Oriel Avenue is located on the edge of this popular estate which is situated in the seaside town of Gorleston-on-Sea, just off the A47 and less than a mile from Gorleston's beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside a short drive away.

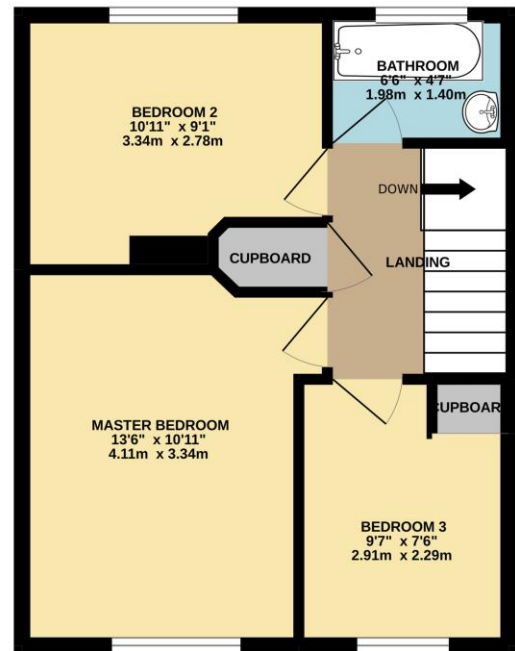
Local amenities such as the James Paget hospital, Gorleston High Street, a range of schools and Norfolks superb local and national public transport network are all close at hand.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1 ORIEL AVENUE, GORLESTON

TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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